

County of Loudoun
Department of Planning
MEMORANDUM

DATE: August 6, 2007

TO: Sophia Fisher, Project Manager, Land Use Review

FROM: Pat Giglio²⁶, Planner, Community Planning

SUBJECT: ZMOD 2007-0004, Cameron Chase Comprehensive Sign Plan

BACKGROUND

The applicant, Cameron Chase Village Center Partners, LLC in conjunction with Navy Federal Credit, is requesting a Zoning Ordinance Modification (ZMOD) to permit a Comprehensive Sign Plan pursuant to the provisions of the Revised 1993 Zoning Ordinance. The applicant proposes to amend the previously approved Cameron Chase Village Center Comprehensive Sign Plan (ZMOD 2003-0001) to incorporate the sign package for a Navy Federal Credit Union (Lot 1-B) and a Personal Service Building with multiple tenants (Lot 1-B) that are currently under construction. The buildings are located in the southern corner of the Cameron Chase Village Center at the intersection of Smith Switch Road (Route 607) and Farmwell Road (Route 640) adjacent to the Ashburn Ice House property. The applicant has provided a sign plan; depicting the location of the proposed monument signs, building-mounted signs and directional signs for the proposed buildings on the subject site property. The applicant has also provided a revised Sign Matrix that provides a comparison of the existing sign ordinance with the proposed regulations of the Cameron Chase Village Center Comprehensive Sign Plan.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies outlined in the Revised General Plan. The site is located within the Suburban Policy Area. The Revised General Plan identifies the site as suitable for Residential use (CPAM 2004-0025 Stonegate). The retail policies of the Countywide Retail Plan also apply.

ANALYSIS

In February 2006 the Board of Supervisors approved a Comprehensive Plan Amendment (CPAM 2004-0025 Stonegate) changing the Revised General Plan's Planned Land Use map for several properties located on the west side of Smith

Switch Road between Farmwell Road and the W&OD Trail from Business and Keynote Employment to Residential land uses. Specifically, the amendment changed the land use designation of the existing Cameron Chase Village Center and the Ashburn Ice House from Keynote Employment to Residential. Cameron Chase Village Center predates CPAM 2004-0025 Stonegate and has been developed as a by-right neighborhood-serving retail center per the Revised 1993 Zoning Ordinance.

The approved Cameron Chase Village Center Comprehensive Sign Plan (ZMOD 2003-0001) provided design commitments for the signs and materials associated with the buildings as well as landscape buffers to enhance the overall visual quality of the retail center. The proposed comprehensive sign package for the Navy Federal Credit Union (Lot 1-B) and a Personal Service Building with multiple tenants (Lot 1-B) provides similar design commitments and is intended to blend with the existing retail center.



Cameron Chase Center, view north across Farmwell Road (Route 640), Navy Federal Credit Union (right) and multi-tenant building (left) under construction August 2007.

Signs

Collectively the location, quality, and clarity of signs define the general perception of a business or commercial center and its surrounding community. If signs are well presented and coordinated, the image of the business or commercial center as well as the individual tenants is enhanced. The Retail Plan specifies that signs for retail centers should be developed as an integral part of the overall center design and that a unified graphic design scheme is strongly encouraged (*Retail Plan, Policy 1, p. 21*).

The applicant has provided renderings to illustrate the locations and design of the proposed bank and multi-tenant building signs. The signs for the proposed bank and multi-tenant building are located on the upper fascia above the entrances and along expanses of open walls of these buildings. The signage will feature channel lettering and/or corporate logos with back lighting. The placement and design of the proposed signage is consistent with the policies of the Retail Plan and is in keeping with the existing signage approved with the previous Cameron Chase Village Center Comprehensive Sign Plan.

Circulation, Parking, and Loading

The Retail Plan specifies that pedestrian traffic, internal to the retail center, should be provided with a safe travel route from the parking area to the building with a demarcated pathway and clear directional signage (*Retail Plan, Policy 1, p. 20*). The applicant has provided a series of directional signs at key areas around the site to help pedestrians and motorists negotiate the site for both the proposed bank and multi-tenant building.

Lighting

The Plan promotes the use of lighting for convenience and public safety without the nuisance associated with light pollution (*Revised General Plan, Policy 1, p. 5-31*). The Retail Plan also specifies that all lighting should be designed to reduce glare and spillage of light onto adjoining properties and streets and that fixtures should be attractive site elements that are compatible with the architecture of the retail center (*Retail Plan, Policy 2, p. 21*). The proposed sign plan specifies that signs are to be either lit internally or back lit and that no spotlights or uplights are permitted.

Staff finds that the updated Comprehensive Sign Package for Cameron Chase Village Center, as proposed, is in keeping with the policies and design guidelines of the Revised General Plan and Retail Plan.

Staff recommends that the applicant commit to the use of lighting for signs that eliminates glare, either directly or indirectly, on the public roadway, and that eliminates intrusive light trespass and light pollution.

RECOMMENDATION

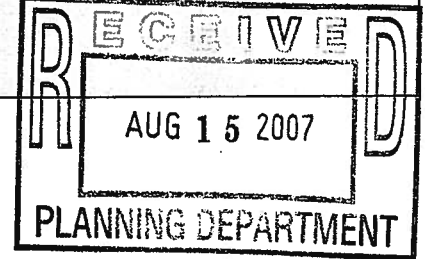
Staff finds the Cameron Chase Comprehensive Sign Plan that includes the proposed signage for the bank and multi-tenant building is in conformance with the policies of the Revised General Plan. The proposal provides a unified sign plan that blends with the quality and appearance of the existing retail center.

Community Planning supports the Zoning Modification and recommends approval of the application provided the applicant commits to the sign plan as proposed and provides fully shielded, downward directed lighting to provide a

glare-free environment and eliminate light trespass on adjoining properties and roadways.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Community Planning Program Manager

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL



DATE: August 15, 2007
TO: Sophia Fisher, Project Manager
Department of Planning
FROM: Teresa H. Miller, Planner *(THM)*
CC: Marilee L. Seigfried, Deputy Zoning Administrator

CASE NUMBER AND NAME: ZMOD-2007-0004 Cameron Chase Comprehensive Sign Plan

TAX MAP / PARCEL NUMBER: /79///67/////1/ (061-46-0385) and /79//67/////1B (061-45-9365)

Zoning Administration has reviewed the above referenced **Zoning Modification (ZMOD)** application for conformance to the Revised 1993 Loudoun County Zoning Ordinance and has the following comments.

1. This application is for a comprehensive sign plan for parcels 1 and 1b only. This sign plan will not serve as an amendment to ZMOD-2003-0001. Sheets 2 -4 of the comparison matrix are in reference to parcel /79//67/////2/. Please remove these sheets from the comparison matrix.
2. Signs are permitted to be illuminated by backlight or white light only, no exposed or visible bulbs or tubes. The fluorescent tubes on the proposed directional signage for the Drive Thru and ATM (B1 and B2) are not permitted. As the signs already have an arrow vinyl graphic, the green and red signals are not needed.
3. Sign I, the proposed drive thru message center also contains exposed or visible bulbs. This type of illumination is not permitted. The zoning ordinance does not permit electronic message boards; a modification can not be approved for a sign which is not permitted. Please remove this sign from the application.

DATE AFFIDAVIT IS NOTARIZED: 9-6-07

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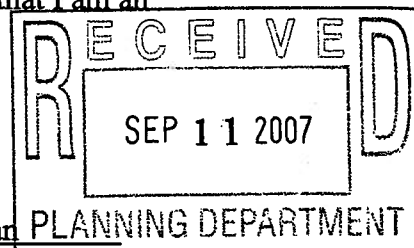
APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

I, MARK E DeRose, do hereby state that I am an

☒ applicant

☐ applicant's authorized agent listed in Section B.1. below

in application Number(s): ZMOD 2007-0004, Cameron Chase Sign Plan
and that to the best of my knowledge and belief, the following information is true:



B. MANDATORY DISCLOSURES

1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

| PIN | NAME (First, M.I., Last) | ADDRESS (Street, City, State, Zip Code) | RELATIONSHIP (listed in bold , above) |
|-------------|---|--|---|
| 061-46-0385 | Navy Federal Credit Union Timothy Gay, Scott Cooper | 820 Follin Lane, Vienna, VA 22180 | Title Owner and Applicant |
| 061-45-9365 | Cameron Chase Village Center Partners LLC Mark E. DeRose, Frank A. Malek | 5613 Greenwood Village, Suite 800 Greenwood Village, CO 80111 | Title Owner and Applicant |
| | Reed Smith, LLP David P. O'Brien, Georgiana M. Pardo | 44084 Riverside Parkway, Suite 300 Leesburg, VA 20176 | Attorneys |
| | Stantec Consulting Services Inc. David L. Bowers | 104 Church Street, SE Leesburg, VA 20175 | Agent |
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* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☐ Real Parties of Interest information is continued on an additional copy of page B-1

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

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APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180

Description of Corporation:

☐ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☒ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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Check if applicable:

☐ Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

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Name and Address of Corporation (complete name, street address, city, state, zip)

**Cameron Chase Village Center Partners, LLC, 5613 Greenwood Village,
Greenwood Village, CO 80111**

Description of Corporation:

✓ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

___ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| Little Joe Realty Investors XII LLC | Elsa McCulloh McTavish |
| Richard L. Robinson | Edward A. Robinson, LLC |
| Arcady Investments, LLC | Ellen R. Investments, LLC |
| Kelly C. Stickel | Gregory L. Hemming |
| Stilwell Property Company LLC | Frank A. Malek |
| Stephen J. Pappa | John A. Jagger |
| Andrew W. Mouk | Andrew Poremba |
| Robert E. Emeott | Brian J. Greenman |
| James R. McCarron | Michael J. Venturini |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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Check if applicable:

___ Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page ___ of ___ pages.

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Name and Address of Corporation (complete name, street address, city, state, zip)

**Little Joe Realty Investors XII, LLC, 5613 DTC Parkway, Suite 800,
Greenwood Village, CO 80111**

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
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| Mark E. DeRose | Edward J. DeRose |
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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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Check if applicable:

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Name and Address of Corporation (complete name, street address, city, state, zip)

Edward A. Robinson LLC, 646 Bryant Street, Denver, CO 80204

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
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| Edward A. Robinson | |
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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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Check if applicable:

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Name and Address of Corporation (complete name, street address, city, state, zip)

Arcady Investments, LLC, 2515 McKinney Ave., Suite 1200 LB 30, Dallas, TX 75201-4659

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
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| John D. Robinson | |
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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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Check if applicable:

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Name and Address of Corporation (complete name, street address, city, state, zip)

Ellen R. Investments, LLC, 646 Bryant Street, Denver, CO 80204

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
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| Ellen M. Robinson | |
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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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Check if applicable:

☐ Additional shareholder information is continued on an additional copy of *page B-2*

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Name and Address of Corporation (complete name, street address, city, state, zip)

Stilwell Property Company, LLC, 9487 Pinyon Trail, Lone Tree, CO 80124

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| Jimmy D. Stilwell | |
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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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Check if applicable:

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Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Consulting Services Inc., 108 Church Street, Leesburg, Virginia, 20175

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.* *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.* *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.* *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
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| Stantec Holdings (Delaware) III Inc. – 100% | |
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Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
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| <i>See attached lists.</i> | |
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Check if applicable:

 Additional shareholder information is continued on an additional copy of *page* B-2If multiple copies of this page are provided please indicate Page of pages.

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APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

DIRECTORS

OF

STANTEC CONSULTING SERVICES INC.

NAME

BUSINESS ADDRESS

Anthony P. Franceschini

10160 - 112th Street, #200
Edmonton AB T5K 2L6

Marshall C. Hardy, Jr.

2250 Brighton-Henrietta
Town Line Road
Rochester, NY 14623-2607

Jeffrey S. Lloyd

10160 - 112th Street, #200
Edmonton AB T5K 2L6

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Revised May 10, 2007

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APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

OFFICERS OF

STANTEC CONSULTING SERVICES INC.

| <u>POSITION HELD</u> | <u>NAME</u> | <u>BUSINESS ADDRESS</u> |
|-----------------------------------|-------------------------|---|
| President | Anthony P. Franceschini | 10160 - 112 Street, Suite 200 Edmonton AB T5K 2L6 |
| CEO, Engineering | Brian Larson | 1701 North Street Endicott NY 13760 |
| CEO, Surveying | Robert A. Vento | 2250 Brighton-Henrietta Town Line Rd. Rochester NY 14623-2706 |
| Senior Vice President & COO | Mark Jackson | 49 Frederick Street Kitchener ON N2H 6M7 |
| Senior Vice President | Paul Allen | 49 Frederick Street Kitchener ON N2H 6M7 |
| Senior Vice President | Richard K. Allen | 54 Route 106, P.O.B. 29 North Springfield VT 05150-0029 |
| Senior Vice President | Carl Clayton | 10160 - 112 Street, Suite 200 Edmonton AB T5K 2L6 |
| Senior Vice President Jeff Kishel | | 2000 South Colorado Blvd Suite 2-300, Denver, CO 80222 |
| Vice President | Richard Dorwart | 8211 South 48 th Street Phoenix AZ 85044 |
| Vice President | William Edwards | 4875 Riverside Drive Macon GA 31210-1117 |
| Vice President | Rich Keagy | 2127 Ayrley Town Blvd Suite 300 Charlotte, NC 28273 |
| Vice President | Jeffrey S. Lloyd | 10160 - 112 Street, Suite 200 Edmonton AB T5K 2L6 |
| Vice President | Francis Meyer | 49 Frederick Street Kitchener ON N2H 6M7 |
| Vice President | Henry Sikorski | 201 Old Country Road, Suite 301 Melville, NY 117472731 |
| Vice President | Thomas L. Higgins, Jr. | 50 West 23 Street New York, NY 10010 |
| Vice President | Timothy J. Hinrichs | 50 West 23 Street New York, NY 10010 |

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|---------------------------------------|-----------------------|---|
| Vice President | Stuart E. Lerner | 50 West 23 Street New York, NY 10010 |
| Vice President | Dennis J. O'Brien | 365 W. Passaic Street Rochelle Park, NJ 07662 |
| Vice President | Kenneth J. Stigner | 50 West 23 Street New York, NY 10010 |
| Vice President | Joseph J. Viscuso | Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348 |
| Engineering Principal - Georgia | David S. Flanders | 4875 Riverside Drive Macon GA 31210-1117 |
| Manger, Survey Operations | David Green | 301 North Cattlemen Rd Suite 201 Sarasota FL 34232 |
| Corporate Counsel | Jennifer A.I. Addison | 10160 - 112 Street, Suite 200 Edmonton AB T5K 2L6 |
| Corporate Counsel | Paul J.D. Alpern | 10160 - 112 Street, Suite 200 Edmonton AB T5K 2L6 |
| Corporate Counsel | Christy J. Leonard | 209 South Meldrum Street Fort Collins, CO 80521-2603 |
| Corporate Counsel | William J. Roberts | 19 Technology Drive Irvine CA 92618 |
| Corporate Counsel | Jeffrey P. Stone | 2060 Brighton-Henrietta Town Line Road Rochester, NY 14623 |
| Secretary | Michael J. Slocombe | 10160 - 112 Street, Suite 200 Edmonton AB T5K 2L6 |
| Secretary – Landscape Architecture | Patrick McLean | 54 Route 106, PO Box 29 North Springfield VT 05150 |
| Treasurer | Donald W. Wilson | 10160 - 112 Street, Suite 200 Edmonton AB T5K 2L6 |

If multiple copies of this page are provided please indicate Page _____ of _____ pages.

Revised May 10, 2007

A-17

DATE AFFIDAVIT IS NOTARIZED: 9-6-07

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APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Holdings (Delaware) III Inc., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|---|--------------------------------------|
| | |
| Stantec Technology International Inc. – 301 common shares | |
| | |
| 3102452 Nova Scotia Company – 1,000 Series A Preferred Shares | |
| | |
| | |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
| Anthony P. Franceschini | President and Director |
| Michael J. Slocombe | Secretary |
| Donald W. Wilson | Treasurer |
| Jeffrey S. Lloyd | Director |
| | |

Check if applicable:

 Additional shareholder information is continued on an additional copy of *page B-2*

If multiple copies of this page are provided please indicate Page of pages.

APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Technology International Inc., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.* *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.* *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.* *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| | |
| Stantec Inc. – 100% | |
| | |
| | |
| | |
| | |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
| Anthony P. Franceschini | President and Director |
| Paul J. D. Alpern | Corporate Counsel |
| Michael J. Slocombe | Secretary |
| Donald W. Wilson | Treasurer |
| Jeffrey S. Lloyd | Director |
| | |

Check if applicable:

 Additional shareholder information is continued on an additional copy of *page B-2*If multiple copies of this page are provided please indicate Page of pages.

DATE AFFIDAVIT IS NOTARIZED: 9-6-07

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APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

3102452 Nova Scotia Company, 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| | |
| Stantec Holdings Ltd. – 100% | |
| | |
| | |
| | |
| | |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
| Anthony P. Franceschini | President and Director |
| Jeffrey S. Lloyd | Vice President and Director |
| Michael J. Slocombe | Secretary |
| Donald W. Wilson | Treasurer |
| | |
| | |

Check if applicable:

 Additional shareholder information is continued on an additional copy of *page B-2*

If multiple copies of this page are provided please indicate Page of pages.

APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Holdings Ltd., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.* *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.* *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.* *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| | |
| Stantec Inc. – 100% | |
| | |
| | |
| | |
| | |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
| Anthony P. Franceschini | President and Director |
| Jeffrey S. Lloyd | Vice President and Director |
| Paul J. D. Alpern | Corporate Counsel |
| Michael J. Slocombe | Secretary |
| Donald W. Wilson | Treasurer |
| | |

Check if applicable:

 Additional shareholder information is continued on an additional copy of *page B-2*If multiple copies of this page are provided please indicate Page of pages.

DATE AFFIDAVIT IS NOTARIZED: 9-6-07

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APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Inc., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

 There are 100 or fewer shareholders and all shareholders are listed below.

 There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 X *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| | |
| Public | |
| | |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|---|--------------------------------------|
| Ronald P. Triffo | Chairman of the Board and Director |
| Aram H. Keith | Vice Chairman and Director |
| Anthony P. Franceschini | Pres. & Chief Exec. Officer and Dir. |
| Senior Vice President & Chief Operating Officer | Mark E. Jackson |
| Senior Vice President & Chief Financial Officer | Donald W. Wilson |
| Vice President, Secretary & General Counsel | Jeffrey S. Lloyd |
| Associate General Counsel | Michael J. Slocombe |
| Robert J. Bradshaw | Director |
| William D. Grace | Director |
| Susan E. Hartman | Director |
| Robert R. Mesel | Director |
| Ivor M. Ruste | Director |

Check if applicable:

 Additional shareholder information is continued on an additional copy of page B-2

If multiple copies of this page are provided please indicate Page of pages.

DATE AFFIDAVIT IS NOTARIZED: 9-6-07

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APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

Reed Smith LLP, 44084 Riverside Parkway, Suite 300, Leesburg, VA 20176

✓ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

| NAME (First, M.I., Last) | Title (e.g. General Partner, Limited Partner, etc) |
|--------------------------|--|
| See Attached | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Check if applicable:

✓ Additional Partnership information is included on an additional copy of page B-3.

4. One of the following options **must** be checked

✓ In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

 Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

 Additional information for Item B. 3. is included on an additional copy of page B-3.

If multiple copies of this page are provided please indicate Page of pages.

APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan**REED SMITH LLP****List of Partners**

| | | | |
|------------------------|---------------------------|-------------------------|---------------------------|
| Abbott, Kevin C. | Christman, Bruce L. | Greenberger, James J. | Kolaski, Kenneth M. |
| Alfandary, Peter R. | Clark, II, Peter S. | Greenblatt, Lewis B. | Kozlov, Herbert F. |
| Allen, Thomas L. | Cobetto, Jack B. | Grimes, David M. | Krebs-Markrich, Julia |
| Altorelli, John J. | Colen, Frederick H. | Gross, Dodi Walker | Kuglar, Stefan |
| Andrews, Alex T. | Colman, Abraham J. | Guadagnino, Frank T. | Kwuon, Janet H. |
| Arkebauer, J. Todd | Connoley, Mark F. | Gwynne, Kurt F. | Lacy, Jr., D. Patrick |
| Arnold, Roy W. | Connors, Eugene K. | Hackett, Mary J. | Lasher, Lori L. |
| Baker, Scott D. | Convery, III, J. Ferd | Haggerty, James R. | LeDonne, Eugene |
| Ballantine, Frank D. | Cotler, Alan K. | Hall, Kevin A. | Leech, Frederick C. |
| Banzhaf, Michael A. | Davies, Colleen T. | Hanes, Grayson P. | Leiderman, Harvey, L. |
| Barnes, James J. | Demase, Lawrence A. | Hargreaves, Philip M. | Levine, Edward H. |
| Barry, Kevin R. | DeNinno, David L. | Harris, Judith L. | Lo Vallo, Michael A. |
| Beale, Giles W. | Dermody, Debra H. | Hartley, Simon P. | Lewis, Lars |
| Begley, Sara A. | DiFiore, Gerard S. | Hartman, Ronald G. | Loepere, Carol C. |
| Beirne, Nola M. | Dilling, Robert M. | Harvey, Richard H. | London, Alan E. |
| Bernier, Maria N. | DiNome, John A. | Hawley, Terence N. | London, Jeffrey L. |
| Bernstein, Leonard A. | Dittoe, John E. | Heard, David J. | Lowenstein, Michael E. |
| Bernstein, Robert H. | Dolin, Stewart | Heffler, Curt L. | Luchini, Joseph S. |
| Bevan, III, William | Doran, William E. | Hemming, Seth M. | Lyons, III, Stephen M. |
| Bhattacharyya, | Dubelier, Eric A. | Hewetson, Charles M. | Magera, George F. |
| Gautam | Dumville, S. Miles | Hibbert, Thomas | Mahone, Glenn R. |
| Bickham, J. David | Duronio, Carolyn D. | Hierons, Richard | Mantell, Nanette W. |
| Binis, Barbara R. | East, Lindsay T. | Hill, Christopher A. | Marger, Joseph M. |
| Blasier, Peter C. | Edwards, Stephen S. | Hill, Robert J. | Martin, James C. |
| Blitch, Stephen G. | Epstein, Bette B. | Hiitt, Leo N. | Martini, John D. |
| Bobo, Stephen T. | Eskilson, James | Hirsch, Austin L. | Maxtone-Smith, Michael J. |
| Boehner, Russell J. | Evagora, Kyri | Hofstetter, Jonathan M. | McAllister, David J. |
| Bohan, David C. | Evans, David C. | Holmes, Katherine M. | McCarthy, Michael P. |
| Bolden, A. Scott | Fagelson, Ian B. | Honigberg, Carol C. | McDavid, George E. |
| Bonessa, Dennis R. | Fagelson, Karen C. | Hultquist, James T. | McGarrigle, Thomas J. |
| Booker, Daniel I. | Fischer, Michael I. | Hunt, Mark T. | McGough, Jr., W. Thomas |
| Borrowdale, Peter E. | Fisher, Stanley P. | Iino, John M. | McKenna, J. Frank |
| Boutcher, David J. | Flatley, Lawrence E. | Innamorato, Don A. | McNichol, Jr., William J. |
| Boven, Douglas G. | Floyd, Michele | Jared, Cynthia | Mehfoud, Kathleen S. |
| Bradford, Timothy B. | Fogel, Paul D. | Jeffcott, Robin B. | Melodia, Mark S. |
| Bradley, Patrick E. | Foster, Timothy G. | Jenkinson, Andrew P. | Metro, Joseph W. |
| Brand, Mark A. | Fox, Thomas C. | Johnston, Paul F. | Meyers, Michael A. |
| Bresch, Jeffrey J. | Francis, Jr., Ronald L. | Jordan, Gregory B. | Miller, Edward S. |
| Brown, Charles A. | Frank, Ronald W. | Kabnick, Lisa D. | Miller, Robert J. |
| Brown, George | Freeman, Lynne P. | Karides, Constantine | Miller, Steven A. |
| Brown, Michael K. | Frenier, Diane M. | Kearney, Kerry A. | Moberg, Marilyn A. |
| Buckley, Mike C. | Fritton, Karl A. | Kiel, Gerald H. | Montague-Jones, Roy R. |
| Burroughs, Jr., Benton | Gallagher, Jr., Daniel P. | King, Robert A. | Morgan, Adam R. |
| Cameron, Douglas E. | Gallatin, Jr. James P. | Kirkpatrick, Stephen A. | Morris, Robert K. |
| Caplan, Gary S. | Gasporetti, Lorenzo E. | Kleier, James | Munoz, Peter S. |
| Carder, Elizabeth B. | Gentile, Jr. Pasquale D. | Klein, Murray J. | Munsch, Martha Hartle |
| Cardozo, Raymond A. | Gilbert, Jeffrey T. | Kohn, Steven M. | Myers, Donald J. |
| Charot, Benoit | Greeson, Thomas W. | | Napolitano, Perry A. |

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan**REED SMITH LLP – List of Partners (cont'd)**

| | | |
|-------------------------|------------------------|----------------------|
| Naugle, Louis A. | Shapiro, Clifford J. | Zaimes, John P. |
| Nelson, Jack R. | Shaw, Nick J. | Zurzolo, Tracy Leigh |
| Neiman, Robert K. | Short, Carolyn P. | (f/k/a Frisch, Tracy |
| Nicholas, Robert A. | Siamas, John S. | Zurzolo) |
| Nicoll, Richard C. | Sigelko, Duane F. | Shapiro, Clifford J. |
| O'Neil, Mark T. | Simons, Bernard P. | Sollie, Kyle O. |
| Oppedahl, Mary C. | Simons, Robert P. | Zoeller, Lee A. |
| Paisley, Belinda L. | Singer, Paul M. | Terras, Alexander |
| Parker, Roger J. | Skrein, Michael P. | |
| Patterson, Lorin E. | Smersfelt, Kenneth N. | |
| Pearman, Scott A. | Smith, Barry H. | |
| Peck, Jr., Daniel F. | Smith, III, John F. | |
| Pedretti, Mark G. | Smith, John Lynn | |
| Perfido, Ruth S. | Smith, Robert M. | |
| Peterson, Kurt C. | Spafford, Richard A. | |
| Philipps, Richard P. | Spaulding, Douglas K. | |
| Phillips, Robert D. | Speed, Nicholas P. | |
| Picco, Steven J. | Springer, Claudia Z. | |
| Pike, Jon R. | Stanley, David E. | |
| Pollack, Michael B. | Stewart, II, George L. | |
| Quinn, Jonathan S. | Stoney, Jr., Carl J. | |
| Radley, Lawrence J. | Swinburn, Richard R. | |
| Raju, Ajay K. | Tabachnick, Gene A. | |
| Rambaud, Mathieu | Taylor, Andrew D. | |
| Raymond, Peter D. | Taylor, Philip M. | |
| Reed, W. Franklin | Thallner, Jr., Karl A. | |
| Reid, Graham M. | Thomas, Alexander Y. | |
| Reinke, Donald C. | Thomas, William G. | |
| Restivo, Jr., James J. | Thompson, David A. | |
| Rhatigan, Sean M. | Tillman, Eugene | |
| Risetto, Christopher L. | Tocci, Gary M. | |
| Ritchey, Patrick W. | Todd, Thomas | |
| Roche, Brian D. | Tompkins, Benjamin F. | |
| Rofe, Douglas J. | Tovey, Morgan W. | |
| Rolfes, James A. | Trevelise, Andrew J. | |
| Rosen, Barry S. | Unkovic, John C. | |
| Rosenbaum, Joseph I. | Vitsas, John L. | |
| Rosenberg, Carolyn H. | Von Waldow, Arnd N. | |
| Roth, Robert A. | Wallis, Eric G. | |
| Rubenstein, Donald P. | Warne, David G. | |
| Rudolf, Joseph C. | Wasserman, Mark W. | |
| Sabourin, Jr., John J. | Weissman, David L. | |
| Sanders, Michael | Weissman, Sonja S. | |
| Schaffer, Eric A. | Weller, Charles G. | |
| Schaider, Joel R. | Wilkinson, James F. | |
| Schatz, Gordon B. | Wilkinson, John | |
| Schlesinger, Matthew J. | Wilson, Stephanie | |
| Schmarak, Bradley S. | Wolff, Sarah R. | |
| Schumacher, Jeffrey A. | Witty, Huw R. | |
| Scott, Michael T. | Wood, Douglas J. | |
| Seaman, Charles H. | Wood, James M. | |
| Sedlack, Joseph M. | Wray, Richard K. | |
| Seeder, Marshall | Yoo, Thomas J. | |
| Shanus, Stuart A. | Young, Jonathan | |

If multiple copies of this page are provided please indicate Page ____ of ____ pages.

APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan**C. VOLUNTARY DISCLOSURE**

1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: **NONE**

2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: **Scott York as an employee**

3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

| NAME (First, M.I., Last) | ADDRESS (Street, City, State, Zip Code) |
|--------------------------|---|
| | |
| | |
| | |
| | |
| | |

___ Additional County-Official information for Item C is included on an additional page C-1.

If multiple copies of this page are provided please indicate Page ___ of ___ pages.

DATE AFFIDAVIT IS NOTARIZED: 9-6-07

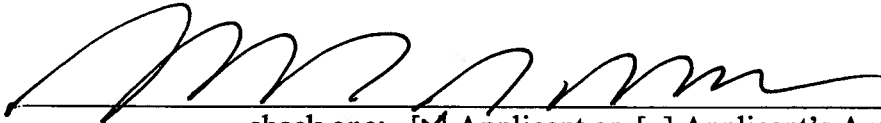
Page D 1

APPLICATION NUMBER: ZMOD 2007-0004, Cameron Chase Sign Plan

D.

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:

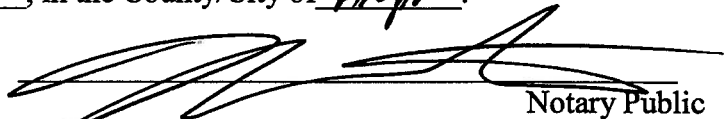


check one: ☒ Applicant or ☐ Applicant's Authorized Agent

Mark E. DeRose, Manager

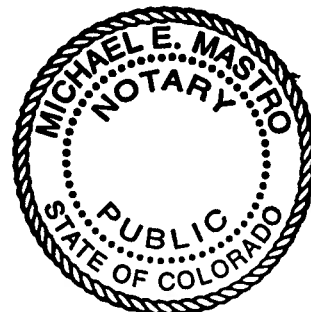
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 6th day of September, 2007, in
the State/Commonwealth of Colorado, in the County/City of Arapahoe.



Notary Public

My Commission Expires: 5/13/09



My Commission Expires 05/13/2009

CAMERON CHASE VILLAGE CENTER
Zoning Ordinance Modification for a Comprehensive Sign Plan
In the PD-IP District
-Statement of Justification-
May 9, 2007

INTRODUCTION:

Navy Federal Credit Union (NFCU), owner of Lot 1-A (44315 Ice Rink Plaza) and Cameron Chase Village Center Partners LLC. (CCVCP), a Limited Liability Company, owner of Lot 1-B (44305 Ice Rink Plaza) at the Cameron Chase Village Center (CCVC) in Ashburn, VA seeks approval of a Zoning Ordinance Modification (ZOMD) to incorporate Lots 1-A & 1-B into the Cameron Chase Village Center Comprehensive Sign Package, adopted by the Board of Supervisors on April 13, 2004. The subject property is located at the northwest quadrant of Smith Switch Road and Farmwell Road.

BACKGROUND:

CCVC (STPL 2002-0025) is a 12.13 acre development which consisted of Lots 1, 2, 3, 4-A and 4-B. The CCVC property was originally a portion of a larger 540 acre master planned development approved February 20, 1990 known as Ashburn Center (ZMAP 88-27 (Amended) and SPEX 88-46). On April 13, 2004 the Board of Supervisors approved "ZMOD 2003-001 / CAMERON CHASE VILLAGE CENTER COMPREHENSIVE SIGN PACKAGE" which provide a unified sign package on Lots 2, 3, and 4. With the exception of a Center I.D. sign approved and located on Lot 1 no modifications to Lot 1 were applied for by CCVCP.

In 2006, Lot 1 was subdivided through a Boundary Line Adjustment (BLA 2006-0020) and a One Lot Wavier (SWV 2006-0015) creating Lots 1-A and 1-B. NFCU, is constructing a 3,530 sf. Credit Union (STPL 2006-0008) and CCVCP has constructed a 7,150 SF Personal Service building (STPL 2006-0009). To insure for a cohesive, comprehensive and functional system to direct and communicated with patrons on the entire development, the applicants are requesting this ZMOD.

PROPOSED ZONING ORDINANCE MODIFICATIONS:

Proposed Modification

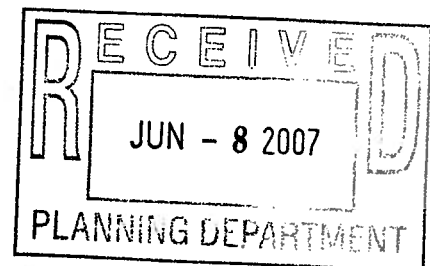
SECTION 15-1204(D) SIGN REQUIREMENTS MATRIX:

"(3)Commercial/Office Signs (ii) Business Signs"

The attached Comparative Matrix and Plan provide the requirements of Section 5-1204(D)(3)(ii) and detailed descriptions of the signage proposed to be permitted pursuant to Section 5-1202(E) of the Ordinance.

JUSTIFICATION FOR MODIFICATIONS:

The Applicant's Plans requires and requests approval of Zoning Ordinance modifications



CAMERON CHASE VILLAGE CENTER
Zoning Ordinance Modification for a Comprehensive Sign Plan
In the PD-IP District
-Statement of Justification-
May 9, 2007

pursuant to Sections 5-1202(E), 6-1504 and 6-151 *1(B)(5)* of the Ordinance to provide for a unified, complementary and harmonious plan for signage on Lots 1-A & 1-B. More specifically, the Applicant requests modifications to Section 5-1204 to coincide with approved ZMOD 2003-0001 as to provide a unification and harmonious signage design on the entire CCVC project. More importantly this plan will also enhance safety by providing the appropriated direction signage for NFCU to direct vehicular traffic to the drive through bays.

The proposed Plan matches in design and architecture the current signage approved for Lots 2, 3 and 4 of CCVC. The Plan includes signs to identify the tenants and directional signage. The Plan will increase the visibility of NFCU and the tenants in the personal services building in order to enhance the presence of these Loudoun County businesses to prospective customers. Accordingly, the Applicants requests approval of this application.

Section 6-1310 of the Zoning Ordinance outlines various factors for consideration in the review of the sign modification request. The following is an analysis of the applicable factors in relation to the proposed modification request for the Property.

(A) Whether the proposed special exception is consistent with the Comprehensive Plan.

The Countywide Retail Plan allows for Employment Supportive Retail Centers that provide "convenient retail and personal supportive services such as office supply stores, copying/mailling facilities, restaurants daycare centers, drycleaners, banks and similar uses to employees in adjacent office and industrial parks. (Policy D.1., page 18 Countywide Retail Plan). Business and employment centers such a America OnLine, Beaumeade Corprate Park and Verizon are located within a one-maile catchment arewa of this site. CCVC falls into an area designated for Keynote Employment in the Revised General Plan. However, the land use matrix for Keynote Employment areas allows for up to ten percent of the land area to be used for commercial retail and service uses under the guidance of the Countywide Retail Plan. The Toll Road Plan would allow between 10 to 20 percent commercial retail; and services, depending on the overall character of the business community – light industrial or regional office.

(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

N/A

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- (C) **Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.**

N/A

- (D) **Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.**

Signs are either lit internally or backlit. No spotlights or uplights are permitted.

- (E) **Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.**

The proposal mirrors the approved comprehensive sign package for Lots 2, 3 and 4 of CCVC, and is compatible with adjacent parcels.

- (F) **Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.**

N/A

- (G) **Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.**

N/A

- (H) **Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.**

N/A

- (I) **Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.**

The proposal will facilitate the general welfare and convince of the traveling public

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- (J) **Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.**

The Applicants do not propose any alterations to previously approved on-site vehicular or pedestrian circulation. Signs designed and located throughout the development as proposed will facilitate safe on-site travel

- (K) **Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.**

Any sign proposed to be installed on the property will comply with all County codes and the approved Comprehensive Sign Plan.

- (L) **Whether the proposed special exception will be served adequately by essential public facilities and services.**

All signage installed will be lighted will be served by existing utility services.

- (M) **The effect of the proposed special exception on groundwater supply.**

N/A

- (N) **Whether the proposed use will affect the structural capacity of the soils.**

None.

- (O) **Whether the proposed use will negatively impact orderly and safe road development and transportation.**

The proposal will not negatively impact orderly and safe road development and transportation.

- (P) **Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.**

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The proposal will serve to enlarge the commercial tax base of the County by providing an attractive development which will attract new commercial users.

- (Q) **Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.**

N/A

- (R) **Whether adequate on and off-site infrastructure is available.**

Adequate facilities are currently located on the property to serve the proposed signs.

- (S) **Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.**

N/A

- (T) **Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.**

N/A

Planning Commission issues for consideration for a Comprehensive sign proposal:

Criterion 1: Will the number, location and size of signs proposed adequately help people find what they need without difficulty or confusion: (are the signs visible to the driving public and located and sized to enable the public to make turns in a timely manner? Identify the criteria used to make this assessment, such as sign industry standards, etc. Is the modification the least amount needed to meet this criteria?)

Yes. The location of the monument and 2 directional signs proposed will help direct the NFCU patrons using the drive thru bays in a safe and orderly manner. The monument sign, located a minimum of 20 feet from VDOT right-of-way, will help to direct those patrons coming off of Smith Switch Rd to the NFCU drive isle with the double sided directional sign directing the drive thru users to turn right to go to the drive thru bays. For those NFCU patrons that will come from the Lot 1-B they will be directed to the drive thru bays by the both directional signs, located a minimum of 80 feet internal to the site from VDOT

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right-of-way, by directing them to turn left at the appropriate places.

The building signage for NFCU will I.D. the building for vehicular traffic coming from one of three possible directions, Farmwell Rd., Smith Switch Rd. and Ice House Plaza. This will help NFCU patrons to locate the building with without difficulty and without over powering the area with signage.

The building signage for Lot 1- B, while in keeping with the existing In-Line build design on Lot 3 of CCVC, will help to direct the driving public to those builds without the need for additional directional signage internally. Sign Plan for details.

Criterion 2: Will the proposed signage have an adverse impact on the visual character of an area or provide an overload of graphic messages or displays in the environment of Loudoun County.

No.

Criterion 3: Does the proposed signage treat similar types of signs consistently?

Yes, the proposed signage treats similar types of signs consistently. See the Comprehensive. Sign Plan for details.

Criterion 4: Are the proposed signs subordinate to the structures and land use functions they reference and are they accessory components of an overall composition of architectural elements?

Yes, the signs permitted to be erected will be subordinate to the primary use on Lot 1-A and 1-B and will incorporate common architectural elements. Sign Plan for details.

Criterion 5: Does the proposed signage encourage the general attractiveness, historic quality, and unique character of Loudoun County, and protect property values?

Yes, this proposal harmonizes the new building signage design with the existing CCVC comprehensive sign package thereby keeping the center attractive which in turn protects property values not only for CCVC but surrounding properties.

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Criterion 6: Does the proposed signage represent a comprehensive sign plan that is coordinated/unified, in terms of design, lighting, materials, colors, landscaping, etc., that reflects unique character of the planned development?

Yes, this proposal is in complete coordination and is unified in terms of design, lighting, building materials and colors that match the existing CCVC and the approved ZMOD of April 2004.

Criterion 7: Does the site have unusual characteristics such as topography, size configuration and the like which would warrant a modification?

The property is located between residential uses to the north and west and non-residential uses to the east and south. The Comprehensive Sign Plan has been developed to provide attractive signs which will complement the architectural style of both the surrounding residential communities and the non-residential uses.

Criterion 8: Is the proposed sign plan in conformance with the policies of the County's Comprehensive plan?

Yes. See discussion above

SUMMARY:

The Comprehensive Sign Plan provides design detail and location criteria that establishes a complementary and harmonious sign program for the Property with respect to materials, illumination, design and size that will result in signage that is effective, in scale with its surroundings, visually pleasing and uniquely identifies the business uses on the Property. The proposed Comprehensive Sign Plan provides an innovative design that will not adversely impact the surrounding community and, in fact, will insure that signs are appropriately design, located, sized and illuminated, so they are all conform in design, materials, and appearance with the existing CCVC development.

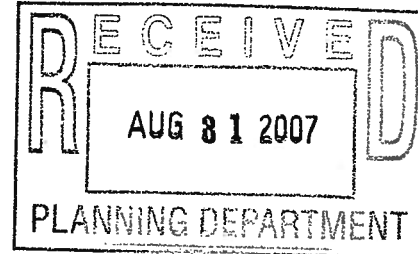
Therefore, the Applicants respectfully request the favorable recommendation of the Staff and the Planning Commission, and the approval by the Board of Supervisors.

ReedSmith

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August 31, 2007



• **HAND DELIVERY** •

Ms. Sophia Fisher, Project Manager
Loudoun County Department of Planning
1 Harrison Street, S.E., Third Floor
Leesburg, Virginia 20176

Re: Cameron Chase Comprehensive Sign Package; ZMOD 2007-0004

Dear Sophia:

Enclosed, please find four (4) copies of the revised Guidelines and Matrix to reflect changes made pursuant to referral comments received from staff on August 17, 2007.

In addition, please accept the following written responses to these referral comments.

Community Planning Comments dated August 6, 2007

Comment: Staff recommends that the applicant commit to the use of lighting for signs that eliminates glare, either directly or indirectly, on the public roadway, and that eliminates intrusive light trespass and light pollution.

Response: The Applicant will commit to the above requested lighting and would suggest that this be under the conditions of approval for the project.

Zoning Administration Comments dated August 15, 2007

Comment: This application is for a comprehensive sign plan for parcels 1 and 1b only. This sign plan will not serve as an amendment to ZMOD-2003-0001. Sheets 2 -4 of the comparison matrix are in reference to parcel /79//67/////2/. Please remove these sheets from the comparison matrix.

Response: The Applicant has removed Sheets 2-4 from the comparison matrix.

Ms. Sophia Fisher
Re: Response to Referral Comments, ZMOD 2007-0004
August 31, 2007
Page 2

ReedSmith

Comment: Signs are permitted to be illuminated by backlight or white light only, no exposed or visible bulbs or tubes. The fluorescent tubes on the proposed directional signage for the Drive Thru and ATM (B1 and B2) are not permitted. As the signs already have an arrow vinyl graphic, the green and red signals are not needed

Response: The Applicant has removed the red and green signals from the sign.

Comment: Sign I, the proposed drive thru message center also contains exposed or visible bulbs. This type of illumination is not permitted. The zoning ordinance does not permit electronic message boards; a modification can not be approved for a sign which is not permitted. Please remove this sign from the application.

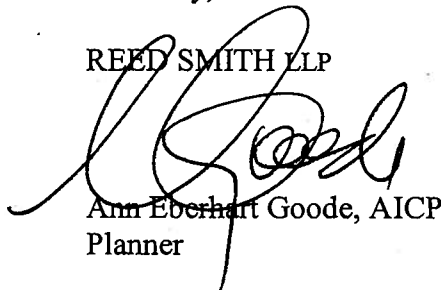
Response: The Applicant has removed this sign from the package.

The Applicant feels we have satisfactorily resolved the minimal outstanding issues on this application. We would respectfully request that this application not be subject to a second round of referral comments and be placed on the October 15, 2007 Planning Commission public hearing agenda. We would be happy to meet with Staff to confirm that all issues have been resolved.

Please let us know if you have any questions or require additional copies.

Sincerely,

REED SMITH LLP



Ann Eberhart Goode, AICP
Planner

Enclosures

cc: Scott Cooper, Navy Federal Credit Union
David P. O'Brien, Esq.